

EXHIBIT H

UNITED STATES DEPARTMENT OF JUSTICE
UNITED STATES TRUSTEE
MIDDLE DISTRICT OF PENNSYLVANIA

REPORT OF PRIVATE SALE
(For Chapter 7, 11 and 13 cases)

CASE CAPTION: : Chapter 13
Sherry Stipsak :
Debtor in Possession : Case No. 1-15-bk-03281

1. DATE OF SALE: 11/20/2015 DEBTOR'S ATTORNEY: Lawrence V. Young, Esquire
2. ATTORNEY FOR CREDITORS' COMMITTEE: N/A
3. DESCRIPTION OF ASSETS: Real Estate at: 1600 Mt. Zion Road, York, PA
4. REASON FOR ACCEPTANCE OF PRIVATE OFFER IN LIEU OF PUBLIC SALE: Higher sale price.
5. VALUE OF PROPERTY: \$2,180,000.00 HOW OBTAINED: Purchase Offer
(Appraisal or Otherwise)
6. PURCHASE PRICE \$2,180,000.00 NAME OF PURCHASER: White Deer Run, LLC
7. HOW WAS PURCHASER OBTAINED: Through Realtor
8. PURCHASER'S RELATIONSHIP TO DEBTOR: N/A
9. EXPENSES OF SALE: \$32,430.44 NET AMOUNT REALIZED: \$0.00
(Attach itemization or real estate settlement sheet)
10. WERE THERE ANY OBJECTIONS MADE TO THE SALE? No IF SO, STATE NAME OF OBJECTOR, REASON FOR OBJECTION, OBJECTOR'S RELATION TO DEBTOR AND OUTCOME OF HEARING, IF ANY:

Lawrence V. Young, Esquire

/s/Lawrence V. Young, Esquire
Signature

Date: August 4, 2016

(File original with Clerk's Office within five (5) days of sale, even if objection is filed, with copy to U.S. Trustee)
UST-PA-MD-6
(Apr. 1988)

{01161438/1}

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0265



B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number T-25183	7. Loan Number	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.

D. Name and Address of Borrower White Deer Run LLC	E. Name and Address of Seller Sherry L. Stipsak	F. Name and Address of Lender
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G. Property Location 600 Mt. Zion Road York, PA 17406 Springettsbury Township	H. Settlement Agent Stock and Leader	I. Settlement Date 07/29/16 DD: 07/29/16
Place of Settlement 221 West Philadelphia Street Suite 600 York, PA 17401		

J. SUMMARY OF BORROWER'S TRANSACTION:				K. SUMMARY OF SELLER'S TRANSACTION:			
1. GROSS AMOUNT DUE FROM BORROWER				400. GROSS AMOUNT DUE TO SELLER			
101. Contract sales price		2,180,000.00		401. Contract sales price		2,180,000.00	
102. Personal property				402. Personal property			
103. Settlement charges to borrower (line 1400)		32,430.44		403.			
104.				404.			
105. Tangible Assets		70,000.00		405. Tangible Assets		70,000.00	
Adjustments for items paid by seller in advance				Adjustments for items paid by seller in advance			
106. City/town taxes	07/29/2016 to 12/31/2016	906.82		406. City/town taxes	07/29/2016 to 12/31/2016	906.82	
107. County taxes	07/29/2016 to 12/31/2016	4,253.84		407. County taxes	07/29/2016 to 12/31/2016	4,253.84	
108. School taxes	07/29/2016 to 06/30/2017	33,110.99		408. School taxes	07/29/2016 to 06/30/2017	33,110.99	
109. Sewer	07/29/2016 to 09/30/2016	46.61		409. Sewer	07/29/2016 to 09/30/2016	46.61	
110. Refuse	07/29/2016 to 07/31/2016	18.48		410. Refuse	07/29/2016 to 07/31/2016	18.48	
111.				411.			
112.				412.			
2. GROSS AMOUNT DUE FROM BORROWER				420. GROSS AMOUNT DUE TO SELLER			
2,320,767.18				2,288,336.74			
3. AMOUNTS PAID BY OR IN BEHALF OF BORROWER				500. REDUCTIONS IN AMOUNT TO SELLER			
201. Deposit or earnest money		100,000.00		501. Excess Deposit (see instructions)			
202. Principal amount of new loan(s)				502. Settlement charges to seller (line 1400)		177,375.74	
203. Existing loan(s) taken subject to				503. Existing loans taken subject to			
				504. Payoff of first mortgage loan		1,897,017.68	
				Noble Opportunity Fund II, LP			
				505. Payoff of second mortgage loan			
				506. 2016 County & Twp. Taxes		13,318.48	
				507. 2016-17 School Tax		35,862.05	
				508. Payoff Tax Claim		164,172.80	
				509. Sewer Balance Due		589.99	
Adjustments for items unpaid by seller				Adjustments for items unpaid by seller			
210. City/town taxes	to			510. City/town taxes	to		
211. County taxes	to			511. County taxes	to		
212. School taxes	to			512. School taxes	to		
213.				513.			
214.				514. Seller Proceeds to Trustee			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
220. TOTAL PAID BY / FOR BORROWER				520. TOTAL REDUCTION AMOUNT DUE SELLER			
100,000.00				2,288,336.74			
300. CASH AT SETTLEMENT FROM OR TO BORROWER				600. CASH AT SETTLEMENT TO OR FROM SELLER			
301. Gross amount due from borrower (line 120)				601. Gross amount due to seller (line 420)			
2,320,767.18				2,288,336.74			


U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT				SETTLEMENT STATEMENT		PAGE 2		
L. SETTLEMENT CHARGES:				File Number: T-25183		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT	
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$			2,250,000.00 @	6.00 =			135,000.00
Division of commission (line 700) as follows:								
701.	\$	67,500.00	to	ROCK Commercial Real Estate, LLC				
702.	\$	67,500.00	to	Rotz Commercial Realty				
703.	Commission paid at Settlement							
704.							135,000.00	
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN					P.O.C.		
801.	Loan Origination Fee	%						
802.	Loan Discount	%						
803.	Appraisal fee	to						
804.	Credit report	to						
805.	Lender's inspection fee	to						
806.	Mtg. ins. application fee	to						
807.	Assumption fee	to						
808.								
809.								
810.								
811.								
812.								
813.								
814.								
815.								
816.								
817.								
818.								
819.								
820.								
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE							
901.	Interest from	to	@ \$	/day				
902.	Mortgage insurance premium	to						
903.	Hazard insurance premium	yrs. to						
904.								
905.								
1000.	RESERVES DEPOSITED WITH LENDER FOR							
1001.	Homeowner's insurance	mo. @ \$	/ mo.					
1002.	Mortgage insurance	mo. @ \$	/ mo.					
1003.	City property taxes	mo. @ \$	/ mo.					
1004.	County property taxes	mo. @ \$	/ mo.					
1005.	School taxes	mo. @ \$	/ mo.					
1006.		mo. @ \$	/ mo.					
1007.		mo. @ \$	/ mo.					
1008.	Aggregate Reserve for Hazard/Flood Ins, City/County Prop Taxes, School Taxes & Mortgage Ins							
1100.	TITLE CHARGES							
1101.	Settlement or closing fee	to						
1102.	Abstract or title search	to						
1103.	Title examination	to						
1104.	Title insurance binder	to						
1105.	Document preparation	to	Stock and Leader			125.00		
1106.	Notary fees	to	Stock and Leader			5.00		
1107.	Attorney's fees	to	CGA Law Firm				20,000.00	
(includes above item No:)				
1108.	Title insurance	to	Stock & Leader, Agent for Chicago			9,415.40		
(includes above item No:)				
1109.	Lender's title policy limit							
1110.	Owner's title policy limit	2,180,000.00 ---	9,415.40					
1111.	PA 1031	Stock & Leader, Agent for Chicago				941.54		
1112.	Reimb.- Tax Cert & Sewer Cert	Stock and Leader				40.00		
1113.								
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES							
1201.	Recording fees	Deed \$ 103.50	; Mortgage \$; Releases \$		103.50		
1202.	City/county/stamps	Deed \$ 21,800.00	; Mortgage \$			21,800.00		
1203.	State tax/stamps	Deed \$ 21,800.00	; Mortgage \$				21,800.00	
1204.								
1205.								
1300.	ADDITIONAL SETTLEMENT CHARGES							
1301.	Survey	to						
1302.	Pest inspection	to						
1303.	Refuse Due	Penn Waste, Inc.					575.74	
1304.								
1305.								
1306.								
1307.								
1308.								

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SIGNATURE PAGE TO SETTLEMENT STATEMENT

WHITE DEER RUN, LLC

By: 

Name: Christopher Howard

Title: VP & Secretary

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